

Doty, Clarence T., Residence
510 Lomax Street
Jacksonville
Duval County
Florida

HABS No. FL-343

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7-

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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY

CLARENCE T. DOTY RESIDENCE

HABS No. FL-343

Location: 510 Lomax Street, Jacksonville, Duval County, Florida (section)

USGS Jacksonville Quadrangle, Universal Transverse
Mercator Coordinates: 17.434885.3353500.

Present Owner: Lancaster Land Investment Corporation.

Present Occupant: Offices.

Significance: The Doty house is one of the few distinguished residences in the Riverside area which is oriented towards both the St. John's River and the street; being of solid brick construction, and featuring leaded and stained glass lights and Hispanic-Baroque gables and detailing on the exterior.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The building appears on the Sanborn Insurance Company's map of the Riverside suburb in 1913; Riverside was not platted by the company before that. There is some reason to believe that the house dated to the turn of the century; Miss Virginia King claims to have interviewed the original owner's wife, Alice, who told her that the house was built for Doty circa 1900. The issue is further clouded by the fact that Jacksonville City Directories list Clarence T. Doty as residing on the east end of Lomax Street as early as 1895. It seems most likely that the house was erected shortly after Alice Doty acquired title to the property in 1899.
2. Architect: Unknown. It has been suggested by a prominent local architect who began working after the great fire of 1901 that it may be the work of Bert Talley or J.H.W. Hawkins, both working in Jacksonville at that time. No records remain for either of the offices, however. (Greeley interview).
3. Original and subsequent owners: The house is situated on a parcel known as the easternmost portion of Waterlot 1, Block 6, of Hedrick's Subdivision, as recorded, in the Riverside Plat Book 1, pg. 119, in Title and Trust Co. of Florida, Jacksonville, as follows:

1896 (first recorded instrument) Warranty Deed, February 5, 1896, recorded February 5, 1896, in liber 101 folio 424; lots 1, 2, 5, and East 30' of lot 3 of A. J. Hedrick's Subdivision of Lot 1 in Block 6, Riverside, etc., passed from:

- Ella A. Hedrick and Andrew J. Hedrick, her husband
to
The Peoples Loan and Building Association
- 1896 Warranty Deed, March 30, 1896, recorded April 2, 1896, in
liber 102 folio 387; lots 1 and 2, and east half of lot 3,
of A. J. Hedrick's subdivision of lot 1, Block 6,
Riverside, passed from:
The People's Loan and Building Association
to
Eleanor C. Hull
- 1899 Warranty Deed, April 15, 1899, recorded April 15, 1899,
in liber 117 folio 390; lots 1 and 2 and east half of 3,
etc., passed from:
Eleanor C. Hull and Noble A. Hull, her husband
to
Alice E. Doty wife of Clarence T. Doty
- 1946 Warranty Deed, October 21, 1946, recorded October 24,
1946, in liber 1204 folio 219; easternmost part of
waterlot 1, Block 6, etc., passed from:
Clarence T. Doty estate
to
William H. Slappey and wife
- 1964 Warranty Deed, September 22, 1964, recorded September 24,
1964, in liber 2289 folio 531; easternmost part of waterlot
1, etc., passed from:
Helen M. Slappey, wife of William H. Slappey, deceased
to
Edward H. Williams, Jr.
- 1973 Warranty Deed, November 21, 1973, recorded November 21,
1973, in liber 3620 folio 613; easternmost part of waterlot
1, etc., passed from:
Edward H. Williams, Jr.
to
Lancaster Land Investment Corp.
4. Original plans, construction, etc.: No construction records have
been found for this building.
5. Alterations and additions: Mrs. Slappey had the main floor plan
extensively altered during her residency, probably in 1946, when
an alteration permit was filed; she had the foyer walls removed,
thereby converting it and the small living room to the east into
one large living area. This necessitated the adding of a steel
ceiling beam to support the second floor. (Williams interview).
She also had the elevator in the rear of the house installed in

1947 (elevator permit). Mrs. Slappey's uncle, architect Mellen Greeley, did the renovations and added I-beams to the attic river-wall and reinforced the foundations of the building when the city ran electric power cables across the Saint John's River in front of the House. (Greeley interview).

The third owner, Dr. E. H. Williams, made the former butler's pantry in the center of the first floor of the house into a modern kitchen in 1964-69, making the old kitchen in the rear of the house into a den. (Williams interview). At the same time he renovated the carriage house. He replaced the original cypress shingle roof with a asphalt shingle one, added the bay windows and west entry door, the kitchen, and the two bedrooms in the loft. (Williams interview). The brick paving around the carriage house and the enfilade of corinthian columns running between the main house and the carriage house along the river were also added by Williams at about the same time. (Burkhalter interview). The present owners had their affiliate, the firm of Preston Haskell, add the drywall office partitions on the first floor, and shortened the northeast master bath, remove the plumbing fixtures from the northwest bath, and partition the master bedroom into two offices on the southeast, all on the second floor. There were also an air conditioning system and a new heating system added in 1971 renovation (work permit).

- B. Historical Context: Riverside: Beginning in the 1890's, Riverside was being developed extensively as a fashionable residential suburb. (Bauman interview). Brown's Book of Jacksonville of 1895 describes Riverside as "the choicest for residence purposes" of Jacksonville's numerous attractive and growing suburbs (Brown, 139).

"What is now called Riverside is the greater portion of an original grant made to John H. McIntosh, in 1801, comprising eight hundred acres . . ."; In 1895, "Riverside property contained about five hundred acres and a population of upwards of 2,500 persons. It lies along the banks of the St. Johns River in the southern portion of the City ... Riverside is unique in that negroes are not permitted to own any lots in it; it is strictly a white settlement, and it is the purpose of the residents to have it remain so ... (Brown, 139-140).

"During the year 1894 over \$110,000 was expended in the erection of new buildings in Riverside ... Many of the wealthier citizens have recently made their homes here, and besides the electric cars and ordinary carriages, it is quite the thing to have a naptha launch, or other small boats, to go to and from the City property, making a very pleasant sail of a few minutes" (Brown, 141).

The tract had been platted for John M. Forbes, a Boston millionaire, in 1869 when it was named, provision being made for a park of 14 acres (Davis, 42) ... The unincorporated suburb became part of the City on May 31, 1887, according to Laws of Florida, Chap. 3775.

The the early 1890's Clarence Taylor Doty had begun his successful business career as a clerk, and shared a residence on Lomas St. in Riverside with a Charles Doty (City Directory, 1895). He had become vice-president of the grocery wholesale firm of Stringfellow and Doty by 1906, having resided with his wife, Alice Ely Doty, on Lomas St. since 1901, and also having entered the listings of the Jacksonville Four Hundred and the Blue Book (City Directories, etc.). He kept the mules which drew his grocery wagons on a lot behind the carriage house. (Greeley interview). By 1916, Doty had moved into real estate and had an office in the Dyal-Upchurch Building, designed by Jacksonville's most outstanding early twentieth-century architect, H. J. Klutho. Doty had the local firm of Benjamin and Ball draw the plans for another enterprise, The Doty Apartment Building, in 1914 (specs in Work Permit Office, City Hall). Greeley designed other apartments for him. (Greeley interview).

The Slappey's were also financially and socially prominent in Jacksonville. Helen Merrill Slappey was the daughter of one of the principals of the Merrill-Stevens Steamship line. (Greeley interview). Having served with the Red Cross at the Jacksonville Naval Air Station Hospital during World War II, she was instrumental in organizing and developing the occupational therapy wing of the Duval Medical Center and received an accolade for her work in 1956 (Fla. Times-Union 12/4/56). Her husband William held controlling interest in the merchandising operation in the Slappey building at 317 W. Forsyth St., Jacksonville (probate file), and was himself an insurance broker. (Greeley interview).

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Oriented towards both the St. Johns River and Lomax Street, the house is of solid brick construction with notable details such as Hispanic-Baroque gables, leaded and stained glass, c. 1900.
2. Condition of fabric: Excellent.

B. Description of Exterior:

1. Overall dimensions: The dimensions are 40'-8" x 64'-4"; w incl. porches 63' x 1".
2. Foundations: Brick.
3. Wall construction: Brick bearing walls, smooth red bricks with convex pointed mortar joints of pinkish mortar. Concrete water table and sills. Brick quoin corners.

4. Structural system, framing: Trussed rafters with ridgeboard on brick bearing walls. Steel tie rods added; ends exposed in shaped gable dormer of facade. Steel straps below eave, southeast and northwest elevations. (These ties were necessitated by disturbance of foundations when cross river cable laid.)
 5. Porches, stoops, bulkheads: Veranda - front and river side (brick pillars with Greek key-fret capitals). Porte cochere, wood porch addition - rear.
 6. Chimneys: Two brick with belt course of projecting headers. Rear chimney set in partial parapet above gabled eave; parapet has piers, quoins and dentils.
 7. Openings:
 - a. Doorways and doors: Entry has engaged corinthian half columns on pedestals flanking door, rectilinear leaded glass forms in transom and side lights. Leaded glass in upper half of door to river side.
 - b. Windows and shutters: Tiffany-type art nouveau glass in flattened oriel stair window, baroque pediment. Other windows double hung (1/2) with operational shutters. Attic bullseye - river side.
 8. Roof:
 - a. Shape, covering: Gable roof with intersecting baroque pedimented dormer (shaped gable form). Asphalt composition shingles.
 - b. Cornice, eaves: Curve cut exposed rafter tails, outlookers (ornamental). Exposed beams, veranda.
 - c. Dormers: Baroque gable dormer with central concrete quatrefoil.
- C. Description of Interior:
1. Floor plans: Basement outer rear section.
Main floor: entry and stair hall occupy north corner, living room occupies east corner windows both sides viewing river, dining room and kitchen occupied south and west corners respectively with butler's pantry between.
Upper floor: bedrooms east and south corners with bath between, bath in north corner, bedroom in west corner with bath.

Wood porch to rear, both levels (open above, service below).

Full attic with permanent stair.

2. Stairways: U-stair north corner with large art nouveau stained glass window (Tiffany-type). Wood stair, wood porch. Stair to attic, center rear.
3. Flooring: Wood (now carpeted); Veranda - terra cotta mosaic tile.
4. Wall and ceiling finish: Plaster, painted.
5. Openings:
 - a. Doorways and doors: Five equal horizontal panels; Leaded glass French doors to staircase (upper level).
6. Special decorative features: Classic revival mantel, living room.
7. Hardware: Clear glass door knobs.
8. Mechanical equipment: Some early bath fixtures (especially w.c., southeast side, upper floor). Elevator in frame ell (added 1947), Inclinator Company of America.

D. Site:

1. General setting and orientation: Turn of the century suburb of Riverside. North by northeast 25 degrees. House faces Lomax St.; southeast (side elevation) borders river, but facade view also encompasses course of St. Johns River as it flows to downtown Jacksonville and the city skyline and waterfront.
2. Historic landscape design: Typical Florida flora, including Royal Palm in front. Patios and drive of old bricks added during Slappey occupancy. Bulkhead and iron fence defend river side.
3. Outbuildings: Carriage house (included in measured drawings) later converted to guest house; lower floor now meeting room, with kitchen. Leaded glass door. Shingled cornice. Hip roof with 4 gable dormers 30'-0" (3 bay northwest facade) x 22'-3"-1 1/2 stories.

PART III. SOURCES OF INFORMATION

1. Primary and unpublished sources:

City Directories and Social Registers: Floridian Collection, Haydon Burns Library, Jacksonville, Fla., Deed Books, Title and Trust Co. of Florida, 200 E. Forsyth St., Jacksonville, Fla.

Probate Files: County Clerk's office, E. Bay St., Jax.,
Renovation Permits and Building Specifications, City Hall, E. Bay
St., Jax.

Interviews:

Mrs. Katherine M. Bauman (age 85), Searing Terr., Jax., 7/10/75;
concerning her recollections of prominent families and residential
development at the turn of the century.

Mr. Howard E. Burkhalter, 2476 Kings Rd., Jax., 7/22/75;
concerning materials sold from his salvage yard to Dr. Williams
for their Lomax St. residence.

Mr. Mellen Greeley (age 95), 6457 Pottsburg Dr., Jax., 7/9/75;
concerning possible designers of the residence and work done by
him during his niece's residency there.

Miss Virginia King (age 75?), 2359 Oak St., Jax., 7/9/75;
concerning her recollections of Riverside from her childhood, her
historical research in the area, and her interview with Mrs. Doty
ca. 1930.

Dr. Edward H. Williams, 2237 Riverside Ave., Jax., 7/14/75;
concerning alterations made by him to the residence and
recollections of alternations made by Mrs. Slappey which she
reported to him.

2. Secondary and published sources:

Newspapers:

Anon., "Mrs. W. H. Slappey Honored", Florida Times-Union,
December 4, 1956, in Florida Biography Collection, Haydon Burns
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Bibliography:

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Historic American
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PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Florida Bicentennial Commission and the Jacksonville Historical and Cultural Conservation Commission, under the direction of John Poppeliers, Chief of HABS, at the HABS Field Office, Riverside, Jacksonville, Florida, by Susan Tate (University of Florida), project supervisor; Frederick Wiedenmann (University of Florida), architect; Carolyn Hamm (Cornell University), project historian; and student assistant architects Robert Moje (University of Virginia), Ruthie Wiley (Mississippi State University), and Robert Wiltse (Louisiana State University).